



GASCOIGNE HALMAN

LAND TO THE WEST OF ST MARY'S CHURCH, CHURCH
LANE, OFF CONGLETON ROAD, NETHER ALDERLEY

THE AREAS LEADING ESTATE AGENT

A parcel of land extending to approximately 14.4 acres (approx) suitable for mowing, grazing or equestrian use, situated at the heart of Nether Alderley. FOR SALE BY INFORMAL TENDER closing on 23rd April 2025.

DESCRIPTION

The sale of the land to the west of St Mary's Church, Church Road provides an excellent opportunity to purchase approximately 14.4 acres (5.82 hectares) of productive agricultural land with potential for mowing, grazing or equestrian use, available in one lot only and situated at the heart of Nether Alderley.

The land is situated in a very desirable location and benefits from direct road access off Church Road. The land is of good heart, is well enclosed, and has a fairly level terrain. The field boundaries are made up of a combination of established hedgerows, trees and stock proof fencing. It is intersected by three footpaths and, overall, it presents a fantastic opportunity for those seeking equestrian or grazing land.

INFORMAL TENDER CONDITIONS

All offers must be submitted in writing in an envelope marked "Offer for Land to the West of St Mary's Church" by 12pm on Wednesday 23rd April.

All offers submitted will be considered and discussed. The Vendor reserves the right not to accept the highest or indeed any offer if they so choose.

In order that all offers receive similar consideration please include the following information in your offer:

1. The final price you are prepared to offer for the property and what this includes. NB. No offers will be accepted on a "more than" basis ie. A specific amount must be given.
2. If you make a cash offer, proof of availability of funds must be supplied by your bank manager/accountant/solicitor.

3. Your situation regarding any dependant property sale ie. If you have a sale proceeding, what the position is with the purchaser and what stage the sale has currently reached.
4. Whether your offer is dependent on a mortgage or any other type of finance and if so please confirm the percentage of borrowing in relation to your offer amount, and contact details of your advisor/broker.
5. Any other stipulations you wish to make to your offer.
6. An exchange of contracts will be required within 28 days of your Solicitor's receipt of the draft contract.

Please confirm how quickly you would foresee completion of purchase after exchange of contracts.

Once a contract has been issued to the successful purchaser's Solicitors, the Vendor has agreed that the property will be taken off the market for 28 days.

If a contract is not signed and exchanged by this date the Vendor reserves the right to re-market the property and find an alternative buyer.

DIRECTIONS

SAT NAV: SK10 4TW

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TENURE

Freehold

VIEWINGS

Available to view during daylight hours.



ALDERLEY EDGE OFFICE

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**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.